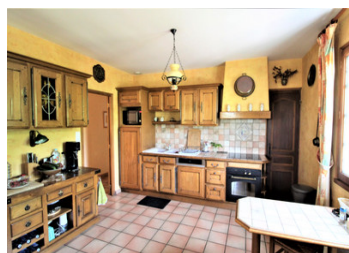


## Family home



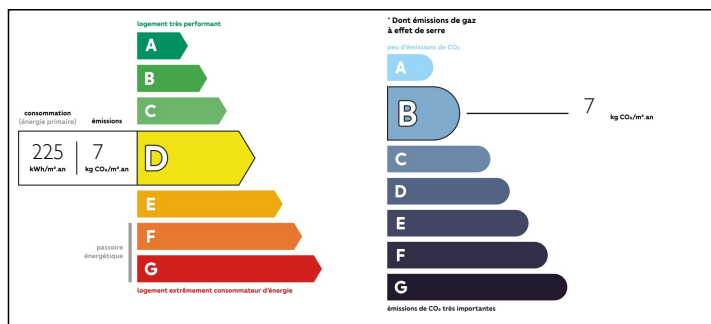
## INFORMATION

Town:	Saint-Astier
Department:	Dordogne
Bed:	3
Bath:	3
Floor:	183 m <sup>2</sup>
Plot Size:	2277 m <sup>2</sup>

## IN BRIEF

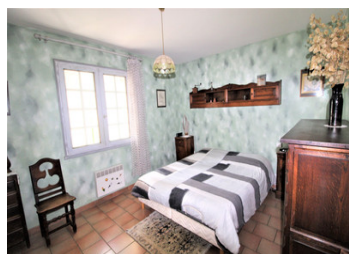
Attractive family house on 2 levels, 245 m<sup>2</sup> of which 183 m<sup>2</sup> habitable, comprising : - Garden level: 1 garage/laundry room, 1 large lounge/living room, 1 study, 1 bedroom with shower room, 1 WC, 1 cellar and 1 workshop. - First floor: 1 kitchen opening onto 1 large lounge/dining room, 1 utility room, 1 entrance hall, 1 bedroom with bathroom, 1 bedroom with shower room and 1 WC.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Beautiful house built in 1990 on a magnificent plot of 2277 m<sup>2</sup>, fully enclosed and planted with trees.

A large basement of 133 m<sup>2</sup>, including 71 m<sup>2</sup> of living space, offers the possibility of creating an independent dwelling.

Upstairs, a fully equipped kitchen (dishwasher, fridge, hob, oven) with a utility room that can be used for storage, opens onto a large, very bright lounge/living room with an open fireplace. This 60 m<sup>2</sup> space opens onto the outside terrace with a lovely view.

2 of the 3 bedrooms have en-suite shower rooms and the third has a bathroom.

The 2 WCs, 1 on each level, each have 1 shower point and 1 window.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES